

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING
OF THE LA SALLE CITY COUNCIL
HELD IN THE COUNCIL CHAMBERS,
745 SECOND STREET, LA SALLE, IL.
7:00 P.M., Monday, September 26, 2016**

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present- Mayor Grove, Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

Excused Absence: None

A quorum was present.

PUBLIC HEARING

Moved by Alderman Herndon and seconded by Alderman Reynolds to open the public hearing to receive public comment concerning limiting parking to one side of streets less than 28' in width within the City of La Salle and related matters.

Voice vote, all ayes. Motion carried.

Mayor Grove welcomed those present and stated that many times throughout the year the City receives requests to limit parking on certain streets due to parking concerns or safety concerns in regard to emergency vehicles being able to navigate the street. The Council decided to bring this issue to the public to hear comment regarding the proposed option of allowing parking on one side only of City streets under 28' in width.

Alderman Duncan stated that he drove the town to check on the streets. In general, he did not see issues with most of the streets and did not think it was warranted to do this on City wide basis. He did indicate that N. Joliet Street did seem to be a problem and this is one of the streets that was recently brought to the council's attention but no action was taken at that time. He suggested that any recommendation for change be considered on a block by block basis.

Alderman Schneider stated that if we did institute this as a policy, 231 streets would be affected. He agreed with Alderman Duncan and felt it was not necessary to do this City wide, but should be continued to be addressed on a case by case basis and asked that the N. Joliet request be reconsidered this evening. Alderman Reynolds stated that he agreed that not all streets have an issue, but he is concerned about Second Street, Fourth Street, Sixth and Seventh Streets on the east end.

John Twardowski, of 10th Place brought forth concerns about his street as well as 9th Place and 10th Street. At this time, residents park on the sidewalks even though residents have garages. He suggested making 10th Place one way going west to Bucklin. Mayor Grove recommended that this request is forwarded to the Streets, Alleys and Traffic Committee for further consideration and the neighbors are notified and polled for input regarding this proposed change. Mrs. Twardowski thanked the Aldermen for their new alley.

Shelly Samolinski, resident of N. Joliet Street, spoke regarding the hazards on her street. She indicated that 23 years ago her house burned down because fire trucks could not navigate through the parked cars in a timely manner, so this is not just a matter of convenience to her. She also added that snow plows have a difficult time getting through the street. She did not have a preference as to which side is made no parking, but definitely feels it needs to be addressed.

It was asked how the council decides which side of the street to designate as no parking. The Mayor responded that the council gets input from the City Engineer, Aldermen, as well as the residents. A resident requested that the parking on Lindberg at Bucklin is reviewed. A resident explained that it is very difficult to see on-coming traffic when turning south onto Bucklin because of a large SUV parked at the SE corner of Lindberg and Bucklin. This is especially difficult during school hours. The Mayor stated that this will also be considered by the Streets, Alleys and Traffic Committee.

Amber Engels of 1576 Tonti Street has elderly parents who live at 1227 7th Street between Sterling and La Harpe. She prefers not to have one sided parking as it would cause difficulty for her parents. They would potentially have to park a distance from their home which would be difficult for them to navigate. Mr. Engels believes parking changes should be considered on a case by case basis.

Jackie Bruski of 1240 Second Street stated that in July of 2015 fire trucks were unable to reach a fire in the 1200 Block of Second Street. Police Officers had to ask people to move their vehicles. She requested that the council consider designating one sided parking on Second Street between Sterling and La Harpe.

Kim Keutzer resident of 549 Edwards Avenue did not think parking or access was an issue on Edwards and did not want to see parking limited to one side of the road on Edwards. He also mentioned that leaf pick-up could become an issue if parking is limited to one side, as the leaves are not picked up if cars are in the way. He suggests looking at these issues on a case by case basis.

Alderman Lavieri stated that to him it sounds like, based on the input given this evening, the council should continue to consider these issues on a case by case basis. Alderman Demes expressed concern as to what people would do with extra cars during parties, holidays, etc. if parking was limited to one side.

Alderman Bacidore stated that it appears we have three streets that people have expressed concerns about. Alderman Schneider stated that he believes N. Joliet should have action taken on it tonight, with the other concerns sent to the Streets, Alleys and Traffic Committee. Mayor Grove stated that the N. Joliet issue could be addressed under Old Business later in the meeting.

Brief discussion followed.

Moved by Alderman Duncan and seconded by Alderman Reynolds to close the Public Hearing.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider
NAY: None Absent: None Abstain: None
Voice vote, all ayes. Motion carried.

APPROVAL OF MINUTES

Moved by Alderman Schneider and seconded by Alderman Herndon that the minutes of the regular City Council meeting held on Monday, September 12, 2016 are accepted and placed on file. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

PRESENTATION

Moved by Alderman Lavieri and seconded by Alderman Duncan to allow Mr. Peter Limberger and Mr. Nathan Watson, representatives of Kaskaskia Development LLC and CL Enterprises, LLC to present information regarding the Hotel Kaskaskia development and related matters.

Voice vote, all ayes. Motion carried.

Mr. Limberger and Mr. Watson presented a status report on the Hotel Kaskaskia development project. A PowerPoint presentation was reviewed which outlined the vision for the Kaskaskia. Mr. Limberger provided some background information. He explained that his father-in-law, Blouke Carus, bought this property and tried to develop it, but in 2007-2008 progress came to a standstill and the building began to deteriorate. About a year ago, the Kaskaskia Development LLC took over the property with a decision to bring the property back to its old glory. He continued, that in the past year over a million dollars has been

spent to rectify City ordinance violations in preparation for a large development which will be a game changer for the whole area.

Mr. Nathan Watson gave the vision for the development. He explained that the goal is to have a first class boutique hotel with a four diamond rating. There will be emphasis on design, interior style and materials. The hotel will include a fine dining restaurant, the return of the Side Bar and retail space. The development will also be used as a regional meeting place for conventions and will feature a Conference center accommodating up to 2,000 guests with more than 14,000 square feet of meeting and event space. The facility can also be used for wedding receptions and parties, etc. The hotel will feature 100 guest rooms, a fitness center and spa. The total project cost is estimated to be \$30.0 million with funding sources coming from EB5 investments, tax credits, and other sources. Currently, design plans are being finalized with the architect and branding company. The roof and garage and exterior masonry have already been restored or replaced. The historic preservation of the building with a fresh feel will draw people regionally to La Salle. The timeline projects completion in the summer of 2018. The developers are hoping the City will take the lead in establishing a historic district so tax credits can be taken advantage of.

Mayor Grove asked if there were any questions. Alderman Bacidore stated that he does not think this can be accomplished in two years. Mr. Limberger stated that some of the work done in the past is useable. He stated that what was presented here has been worked out in detail and the timeframe is reasonable. Mr. Limberger said it is ambitious, but it can be done. Mr. Limberger acknowledged Alderman Bacidore's concerns and stated he would be happy to talk to Alderman Bacidore in more detail about the schedule. He explained that materials are all purchased in advance, so the contractors are simply there to install. There is no down time in waiting for materials in order for the contractors to begin work.

Bob Thompson asked if local labor would be utilized. Mr. Watson said local contractors and subcontractors would be used as much as possible. Mr. Limberger stated that the same discussions and concerns were raised when the Lone Buffalo was being built in Ottawa and many contractors stated that they were happy working with their group.

Alderman Ptak stated that he appreciates the efforts that have been made at the Kaskaskia and looks forward to the future. Alderman Schneider added that he has fond memories of events held at the Kaskaskia looks forward to the future development.

Mayor Grove stated that the City was happy when Blouke bought the building and are excited that the new developers have come on-board. The City had issues and are very happy that they have been addressed and corrected and in many cases the developers went beyond what was being asked of them. Because of this progress and satisfaction of the Building Inspector the City Council is ready to move forward to dismiss any nuisance or ordinance violations the City has against the developers.

Alderman Herndon said he believes it is our jobs as City Officials to support the development group in this endeavor.

Moved by Alderman Ptak and seconded by Alderman Duncan that the City of La Salle authorize the City Attorney and Building Inspector to take such action as may be appropriate in order to dismiss without prejudice the pending La Salle County Ordinance Court violation cases 2015 OV 80-83 against Kaskaskia Foundation, LLC and Kaskaskia Rentals, LLC and to further take such other action as would be reasonable and appropriate to carry out the intent of this motion.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider
NAY: None Absent: None Abstain: None

Motion carried. 8-0

Peter Limberger thanked the council for the vote of confidence.

PETITIONS

Moved by Alderman Herndon and seconded by Alderman Schneider to approve and place on file the request from Ameren Illinois to break ground at 837 Gooding Street to install a pole. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Lavieri and seconded by Alderman Herndon to approve the request from Ficek Electric and Communications for a Sign Permit for an illuminated, single face wall sign for premises located at 12 Gunia Drive and related matters. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

The request from Rosati's Pizza for a Sign permit will be added to the next meeting agenda.

Moved by Alderman Lavieri and seconded by Alderman Ptak to refer the request from John Dzierzynski for a reduction of the front yard setback from 25' to 15' to construct a front entryway at premises located at 2295 Washington Street to the Zoning Board of Appeals. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve the request from residents of the 1100 Block of N. Marquette to hold a Block Party on Saturday, September 24, 2016. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Herndon and seconded by Alderman Schneider to approve the request from Luke Maltas of Boy Scout Pack 3703 for permission to sell popcorn at IV Food Center on Saturday, September 24, 2016 and Sunday, September 25, 2016 with permission of the owners and related matters. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Demes and seconded by Alderman Reynolds to approve the request from Bart Hartauer on behalf of La Salle Little League to hold a Tag Day Collection and the intersections of 11th and Bucklin and Raccuglia and Chartres on Friday, April 7 and Saturday, April 8, 2017. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Herndon and seconded by Alderman Duncan to approve the request of John Ryba to break curb for a driveway at 435 11th Street. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Duncan and seconded by Alderman Lavieri to refer the request of Heritage Enterprises of Bloomington, Illinois for a Special Use Permit at 1445 Chartres Street to operate a Memory Care Facility to the Planning Commission. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

COMMUNICATIONS

Moved by Alderman Duncan and seconded by Alderman Lavieri to accept and place on file the Illinois Department of Revenue Report showing sales tax collected for June 2016 of \$93,615.19 and referendum approved sales tax of \$41,154.17 for a total of \$134,769.36. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

BIDS

Moved by Alderman Schneider and seconded by Alderman Reynolds to accept the recommendation of the Superintendent of Public Works and award the bid for the La Salle Wastewater Treatment Plant Blower and Diffuser Replacement Project to JB Contracting for the construction portion of the blower project totaling \$231,590. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider
NAY: None Absent: None Abstain: None

Motion Carried 8-0

BIDS: G.A. Rich \$282,639
Morrison Construction
\$281,678.388
JB Contracting \$231,590
Commercial Mechanical \$295,400

OLD BUSINESS

Moved by Alderman Ptak and seconded by Alderman Duncan to authorize, pay and place on file Pay Estimate #3 and Final to Universal Asphalt & Excavating, Inc. for County Highway 13 Widening to Rotary Park totaling \$35,651.317 and related matters. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider
NAY: None Absent: None Abstain: None

Motion Carried 8-0

Moved by Alderman Herndon and seconded by Alderman Schneider to designate No Parking on the east side of N. Joliet Street between Walnut and Roosevelt.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider
NAY: None Absent: None Abstain: None

Motion Carried 8-0

Moved by Alderman Schneider and seconded by Alderman Lavieri to authorize, pay and place on file Pay Estimate #1 to Universal Asphalt & Excavating, Inc. for the 2016 MFT Road Improvements totaling \$237,519.90 and related matters. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider
NAY: None Absent: None Abstain: None

Motion Carried 8-0

Moved by Alderman and seconded by Alderman to authorize, pay and place on file Pay Estimate #2 and Final to Quaka Trucking & Excavating, LLC for the Murphy Drive 2016 Non-MFT Improvements totaling \$32,618.22 and related matters. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider
NAY: None Absent: None Abstain: None

Motion Carried 8-0

NEW BUSINESS

Finance Director Duncan explained plans for a combined electronic recycling event with Peru. The \$15,000 cost will be split with Peru unless a sponsor comes forward then it may be split three ways. There is a 40,000 pound limit. This will be paid out of the garbage fund and Mr. Duncan recommends we do this every two or three years. Representatives of each City will be present to check ID's to prove residency in La Salle or Peru. A total of 8 electronics will be accepted, with a maximum of three TV's. Mr. Duncan has a list of items that can or cannot be accepted. This list is available at City Hall and on the City's website. He will also email a copy to each alderman in case they receive questions from the public.

Moved by Alderman Duncan and seconded by Alderman to join Peru in hosting a recycling event of Saturday, October 22, 2016 expending a maximum of \$7,500.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider
NAY: None Absent: None Abstain: None

Motion Carried 8-0

Moved by Alderman Bacidore and seconded by Alderman Herndon to refer the following requests to the Streets, Alleys and Traffic Committee:

- No Parking on one side of 10th Place,
- Designating 10th Place as one way heading west between Bucklin and Wright
- No parking on one side of 9th Place
- No parking on one side of 10th Street
- No parking on the southeast corner of Lindberg and Bucklin
- No parking on one side of Second Street from Sterling to Crosat
- No parking on one side on the curve of Heather Drive
- White lines on 11th Street and Joliet need to be moved forward in the right hand turn lane.

ORDINANCES AND RESOLUTIONS

Attorney McPhedran stated that an ordinance considering a Check Valve program was available at the last meeting and all the alderman were not present. It did not result in successful passage. For the record Attorney McPhedran clarified that one of the basis for the Mayor voting was incorrect, however it would not have made a difference as the council has the right to reconsider the issue at any time. In tonight's ordinance, additional provisions that were raised since that time have been included in this draft.

Moved by Alderman Schneider and seconded by Alderman Duncan to approve and place on file

Ordinance 2655: An Ordinance Authorizing limited City Contribution toward "Check Valve" installation and related matters. Each and every alderman has a copy.

ROLL CALL: AYE: Mayor Grove, Aldermen Demes, Lavieri, Duncan, Schneider

NAY: Bacidore, Ptak, Reynolds, Herndon Absent: None Abstain: None

Motion Carried 5-4 with Mayor Grove breaking the tie vote.

Ordinance 2655: An Ordinance Authorizing limited City Contribution toward "Check Valve" installation and related matters.

Alderman Bacidore voted Nay because he does not it is fair to help some people and not others. Brief discussion followed.

Moved by Alderman Herndon and seconded by Alderman Demes to approve and place on file **Ordinance 2656:** An Ordinance Authorizing Renewal of Lease Involving a Small Portion of Premises in Connection with Civic Water Tower at 341 North 30th Road within the City of La Salle and related matters. Each and every alderman has a copy.

ROLL CALL: AYE: Aldermen Demes, Lavieri, Duncan, Schneider

NAY: None Absent: None Abstain: None

Motion Carried 8-0

Ordinance 2656: An Ordinance Authorizing Renewal of Lease Involving a Small Portion of Premises in Connection with Civic Water Tower at 341 North 30th Road within the City of La Salle and related matters.

Mayor Grove clarified that Oak Ridge Village, LLC is the former townhomes built under Frontier Lodge.

Moved by Alderman Demes and seconded by Alderman Reynolds to approve and place on file

Ordinance 2657: An Ordinance Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of La Salle, La Salle County, Illinois and Oak Ridge Village, LLC and related matters. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

Motion Carried 8-0

Ordinance 2657: : An Ordinance Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of La Salle, La Salle County, Illinois and Oak Ridge Village, LLC and related matters.

Moved by Alderman Lavieri and seconded by Alderman Schneider to approve and place on file

Ordinance 2658: An Ordinance Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of La Salle, La Salle County, Illinois and Ficek Electric & Communication System, Inc. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

Motion Carried 8-0

Ordinance 2658: An Ordinance Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of La Salle, La Salle County, Illinois and Ficek Electric & Communication System, Inc. Each and every alderman has a copy.

COMMENTS

Don Aleksy stated that in preparation to accommodate Imperial Crane Services who is in the process of purchasing the property at 301 Civic Road, we have sent notification to Central Illinois Trucks that their current redevelopment agreement is no longer in effect with the City of La Salle.

Alderman Bacidore asked Attorney McPhedran if the donation of large equipment to the City would be tax deductible. Attorney McPhedran stated that it could be in some situations, but he would have to look into this further.

Alderman Reynolds stated he has "I Believe in La Salle" signs and anyone that would like one can call him at 815.252.3888.

Mayor Grove announced that the 1928 antique fire truck will be moved to a display building being constructed on Route 6 across from the Fire Station. Many local contractors have come forward with donations of materials and labor. The public is welcome to donate toward this project.

Mayor Grove stated the underlying theme at IML was collaboration with other communities, similar to what we are doing on the recycling event and our 911 Dispatch Center.

8:55 p.m. Moved by Alderman Schneider and seconded by Alderman Reynolds to exit regular session and enter into Executive Session regarding pending and/or potential imminent litigation and related matters: Collective bargaining and related matters, and acquisition and/or sale of city real estate and related matters and the employment, appointment, performance and/or compensation of non-union personnel and related matters pursuant to the Open Meetings Act including 5-ILCS 120 Section 2(c)1-3,5,6,and 11 thereof.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider
NAY: None Absent: None Abstain: None

Motion Carried 8-0

9:05 p.m. Moved by Alderman Herndon and seconded by Alderman Duncan to exit Executive Session and return to regular session of the La Salle City Council.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider
NAY: None Absent: None Abstain: None

Motion Carried 8-0

APPROVAL OF BILLS

Moved by Alderman Duncan and seconded by Alderman Lavieri that bills submitted totaling \$540,836.23 (Total Payroll \$158,065.50, Bills to be Paid \$247,274.14, Total Bills Paid \$135,496.59) be accepted, paid and placed on file. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider
NAY: None Absent: None Abstain: None

Motion Carried 8-0

Moved by Alderman Reynolds and seconded by Alderman Demes to adjourn the meeting.

Voice vote, all ayes. Motion is carried.

ADJOURNED 9:10 p.m.

Carrie L. Brown, City Clerk